



Channel View, 42 Albert Road,  
Clevedon, North Somerset, BS21 7RR





"Channel View" is a magnificent Victorian property located within mid Clevedon. Striking distance of the sea front and Hill Road with its boutique, shops and restaurants. This is a property with so much scope. In recent years this residence operated as a care home but is now ready to be converted into a beautiful family property with the potential of eight bedrooms. This is a particularly rare find and we strongly urge you to view to avoid any disappointment.

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- A substantial Victorian residence within mid Clevedon
- Now requiring refurbishment and alteration into a potentially magnificent home
- Prime mid Clevedon location
- Pleasant walk of Hill Road with its boutiques, shops and restaurants
- Within striking distance of the sea front
- Excellent Victorian features
- Generous off road parking
- Lots of scope for those looking for an exciting project

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

From the front entrance door you enter a magnificent hallway.

#### **Cloakroom**

With WC and washbasin.

#### **Utility**

#### **Second Cloakroom**

With washbain and WC.

#### **Drawing Room**

19' 1" into bay x 14' 1" (5.81m into bay x 4.29m) With impressive cornice ceilings, central ceiling rose and fireplace.

#### **Sitting Room**

15' 1" x 14' 0" (4.59m x 4.26m) Again with a large window and stunning ceiling cornicing and central rose.

From the main hallway a small hallway at the back of the property provides immediate access into the gardens.

#### **Study**

10' 1" x 9' 0" (3.07m x 2.74m) This room overlooks the gardens.

#### **Dining Room**

14' 0" x 9' 0" (4.26m x 2.74m)

#### **Kitchen**

10' 1" x 8' 1" (3.07m x 2.46m) Fitted with a range of cupboard and drawer units with a number of appliances. Access directly out into the gardens.

### **BASEMENT**

#### **Inner hall**

#### **Basement Room 1**

12' 0" x 6' 0" (3.65m x 1.83m)

#### **Basement Room 2**

12' 0" x 7' 0" (3.65m x 2.13m) This room has a double glazed window.

#### **Boiler Room**

With twin Vaillant boilers and hot water cylinder.

#### **Basic Shower Room**

With WC, pedestal washbasin and shower.

### **FIRST FLOOR**

#### **Half landing.**

#### **Cloakroom**

With washbasin and toilet.

#### **Bedroom 1**

14' 0" x 11' 0" (4.26m x 3.35m) This room overlooks the main gardens and has the benefit of an en-suite cloakroom and washbasin.

#### **Bedroom 2**

15' 1" x 14' 1" (4.59m x 4.29m) With a large almost floor to ceiling series of double glazed windows overlooking the front gardens. Impressive period features.

#### **Bedroom 3**

19' 1" into bay x 14' 1" (5.81m into bay x 4.29m) With a spectacular cornice ceiling, central ceiling rose and a two en-suite washbasins.

#### **Bedroom 4**

14' 0" x 11' 0" (4.26m x 3.35m) Overlooking the main gardens with a glimpse of the Bristol Channel. En-suite washbasin and WC.

### Family Bathroom

With bath, pedestal washbasin and WC.

### Second Floor

Half landing.

### Bedroom 5

14' 1" x 14' 0" (4.29m x 4.26m) Overlooking the main gardens and enjoying glimpses of the Bristol Channel. En-suite washbasin.

### Main Galleried Landing

With velux window above.

### Bedroom 6

14' 0" x 11' 1" (4.26m x 3.38m) With built in cupboards. En-suite washbasin and velux window with a glimpse of the Mendip Hills.

### Bedroom 7

14' 1" x 12' 0" (4.29m x 3.65m) With roof top views towards the Mendips. En-suite washbasin.

### Bedroom 8

16' 0" x 14' 0" (4.87m x 4.26m) With windows on two sides and rooftop views towards the Bristol Channel.

### Shower Room

With shower, washbasin and WC. Large velux window.

### OUTSIDE

An impressive stone pillared entrance provides access to the driveway and hard standing in front of the house. There is a side gateway giving access to the main gardens at the rear which have been hard landscaped with paving and a central pond. Small garden shed.

**Tenure:** Freehold

**Local Authority:** North Somerset Council Tel: 01934 888888

**Council Tax Band:** G

**Energy Rating:** D

**Services:** All mains services connected including gas fired central heating.

**Health and Safety Statement:** We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

There is a central pond feature within the garden which although mainly drained could be seen as a hazard.

**All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771**

**PLEASE NOTE:** 1. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiations. We often use a panoramic photo of a location. This is not a view from the property. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. The photographs may have been taken using a wide angle lens. 5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 8. References to the tenure of a property are based on information provided by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor





